Draft for Review and Discussion

Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS Alternatives Comparison

	Alternative 1 Proposed Area Plan/ Proposed Lodge	Alternative 2 Area Plan with No Substitute Standards/Reduced Scale Lodge	Alternative 3 Reduced Intensity Area Plan/ Reduced Height Lodge	Alternative 4 No Project
AREA PLAN				<u>'</u>
Coverage Limits in Town Centers (Max Transferred Coverage)	Up to 50% within 300 feet of the lake; up to 70% elsewhere	Same as Alt 1	50% max on all parcels	Up to 70% on vacant parcels; up to 50% on redeveloped parcels
Height Limits in Town Centers (Max Height)	56' in core areas 46' in transition areas (subject to special plan area and scenic limits)	Same as Alt 1	Tahoe City TC: Similar to Alt 1, except height limited to 46' lakeside of SR 28 Kings Beach TC: 48' mountain side of SR 28 36' lake side of SR 28 North Stateline TC: 48' mountain side of SR 28 36' on lake side of SR 28; CalNeva at 48'	42'
Max Number of Stories	Inside Town Centers 4 stories in core areas, 3 stories in transition areas Outside Town Centers Number of stories controlled by height limits	Same as Alt 1	Inside Town Centers Tahoe City TC: 3 stories Kings Beach/North Stateline TCs: Number of stories controlled by height limits Outside Town Centers West Shore: 2 stories for Sunnyside and Tahoma 2 stories for Homewood, except 3 stories in specific areas Tahoe Vista/Carnelian Bay: 3 stories mountain side of SR 28 2 stories lake side of SR 28	Number of stories controlled by height limits
Density Limits in Town Centers	Tourist: 40 units/acre Residential: 25 units/acre (subject to special plan area limits)	Tourist: 40 units/acre Residential: 25 units/acre	Similar to Alt 1, except residential density can be increased up to 25% for affordable housing	Tourist: 15-40 units/acre Residential: 15 units/acre

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	Alternative 1	Alternative 2

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MAP DESIGNATIONS							
Tahoe City Town Center Boundary Change	Yes		No		Yes		No
Updated Uses in Mixed-Use Areas	Yes		Yes		Yes		No
New Special Planning Areas	Yes		No		Yes (with additional environmental performance standards)		No
CFA Conversion to TAUs	Yes (with limitations; max 400 units)		No		Yes (Similar to Alt 1, except limited to max 200 units and size of TAU)		No
Non-contiguous project areas	Yes	Yes No		No		Yes	
Secondary Housing on < 1 acre	Market rate within 0.25 mile of transit subject to limitations (requires allocation + dev right)		Deed-restricted affordable allowed with proposed TRPA-certified housing program (TRPA bonus unit incentive applies)		Market rate allowed wherever residential is allowed (requires allocation + dev right)		Not allowed (County does not have a TRPA-certified housing program)
TAHOE CITY LODGE							
Uses on Lodge Property	Hotel rooms	40 units	Hotel rooms	20 units	Hotel rooms	40 units	Retain and rehabilitate the center under existing rules. No additiona CFA; existing CFA verified at 36,304 sf. Increase in occupancy rates through renovation.
	1-bedroom suites	31 units	1-bedroom suites	16 units	1-bedroom suites	31 units	
	2-bedroom suites	47 units	2-bedroom suites	20 units	2-bedroom suites	35 units	
	Total	118 units	Total	56 units	Total	118 units	
	Restaurant	3,840 sf	Restaurant	2,625 sf	Restaurant	2,625	
	Lobby	636 sf	Lobby	1,762 sf	Lobby	1,762	
	Terrace/pool/bar (Roof Top)	6,587 sf	Terrace/pool/bar (Roof Top)	1,304 sf	Terrace/pool/bar (Roof Top)	-	
TAHOE CITY GOLF COURSE CLUBHOUSE							
Relocation and expansion?	Yes		No		Yes		No
Clubhouse size	6,738 sf		Same as Alt 4		Same as Alt 1		2,880 sf